



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£13,000 Per annum

RAINBOW FIELDS FARM, LUTTERWORTH
ROAD
NORTH KILWORTH | LE17 6JE

- 1,615 (150 Sq M) with Office Section
- Storage building with roller shutter door
- Close proximity to J20 of M1
- No motor trades allowed

LOCATION

Rainbow Fields Farm Barn is conveniently located within 5 miles of the M1 providing easy access to the A14, M69 and M42. The property is located off Lutterworth Road. The village facilities included a pub, petrol station, post office, village school, a Church and the nearby Kilworth House Hotel.

DESCRIPTION

The Property benefits from LED lighting, a concrete floor, roller shutter door and personnel door. There is also perimeter 240v power and profile cladding. There is an office section which is fitted with LED lighting, tea-making facilities and WC. To the front elevation of the Property is parking for approximately 4 cars.

ACCOMMODATION

The Property The Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice.

The GIA is 1,615 sq ft (150 sq m)

EPC

The Property has an EPC of C. A Copy of the certificate is available upon request.

TERMS

The unit is available by way of of a new lease with terms to be negotiated.

VAT

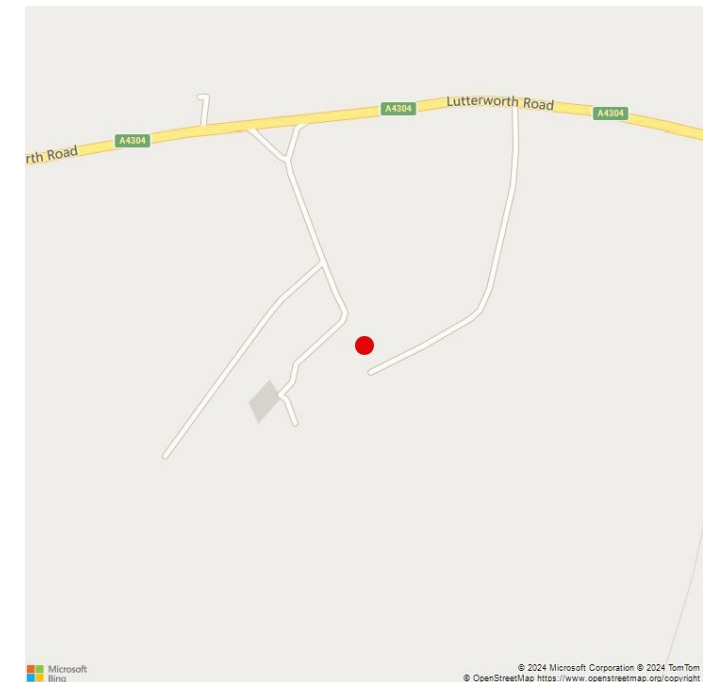
The Property is not opted to tax and therefore no VAT is applicable to the Rent quoted.

LEGAL COSTS

Each Party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.





SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars Dated October 2026

